
Site Address:	1 Birch Tree Close, Emsworth, PO10 7SJ		
Proposal:	Proposed single storey rear extension; proposed two storey side extension.		
Application No:	APP/16/00411	Expiry Date:	15/06/2016
Applicant:	Mr & Mrs Vosper		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	Jimmy Bessant Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and attached garage situated on the corner of Birch Tree Close and Birch Tree Drive. It has a brown tiled shallow pitched roof and elevations of red multibrick and cream painted render. There is open vehicular access from Birch Tree Drive which has a slight south/north incline. There is an area of blocking paving, grass and shrubs to the front of the property which is open to the east and has a dwarf wall to the front and side (north and west). The rear garden is mainly laid to lawn with an area of decking, a shed and shrubs and enclosed with a hedge and 1.5 metre fencing to the eastern boundary and 1.6 metre high fencing to the southern and western boundaries.
- 1.2 The adjoining two storey semi-detached property is to the east, the front aspect of a detached property in Birch Tree Drive is to the west, two storey semi-detached properties are opposite and the side aspect of a property in Birch Tree Drive is to the rear. The area is of low to medium density with a mixture of two storey semi-detached properties and detached bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

Proposed single storey rear extension, first floor and two storey side extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer
No adverse comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The application site is situated on a corner plot and the proposed extension would be visible from the public realm, situated about 0.5 metres from the western boundary which is adjacent to Birch Tree Drive. Regarding the two storey/first floor element of the proposal, for extensions such as this there is adopted supplementary planning guidance in the form of the Borough Design Guide. This advises that two storey extensions should be subservient to the main dwelling, set back from the building line, have a lower ridge height and recommends that they should be at least two metres from the boundary to prevent neighbouring properties and the streetscene being adversely affected.

7.4 Whilst the extension would be close to the boundary, it is adjacent to the highway and the front elevation of the property opposite is approximately 20 metres away. The first

floor and two storey element is subservient by virtue of the width and is slightly set back from the front elevation and has a lower ridge height than the existing property.

- 7.5 The single storey rear extension is of modest dimensions and would be attached to the rear of the side addition, and whilst the development together with the existing garage, would result in a reasonable increase to the original volume of the property, due to the property being on a corner plot, it is considered that the additions can be comfortably accommodated within the extent of the site.
- 7.6 It is therefore judged the extension would not appear cramped in relation to the neighbouring properties and that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.7 The proposed extension is to the western elevation of the property, situated approximately 0.5 metres from the property boundary. There is one side window at first floor level which shows to serve an en-suite and a condition is recommended for this window to be obscure glazed to protect the privacy of the neighbours opposite. The door in the east elevation of the single storey element is 6 metres away from the boundary and the rear elevation of the scheme is in excess of 12 metres from the southern boundary of the site. There is a 30 metres distance to the properties to the north.
- 7.8 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00411 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor on the western elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 01 Location and proposed block plan

Drg No. 02 Existing floor and elevations plan

Drg No. 03 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.